

# BRUNTON

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RESIDENTIAL



**BELLINGHAM, HEXHAM, NE48**

Offers In Excess Of £575,000

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Situated on the edge of Northumberland National Park within the sought-after Kielder Dark Sky Reserve, this substantial five-bedroom detached stone-built home offers spacious and versatile accommodation in an attractive rural setting.

Set within approximately one-third of an acre, the property enjoys a high degree of privacy and is well suited to families, home working, or multi-generational living.

The accommodation comprises a dual-aspect lounge with multi-fuel stove and garden access, a garden room with log burner, and a well-appointed farmhouse-style kitchen/dining room with doors opening onto the garden. To the first floor are four double bedrooms, including a principal with en-suite, and a family bathroom.

A key feature is the self-contained annex with private entrance, providing a living area, kitchen/utility, wet room, and first-floor bedroom/studio—ideal for guests, extended family, or holiday letting.

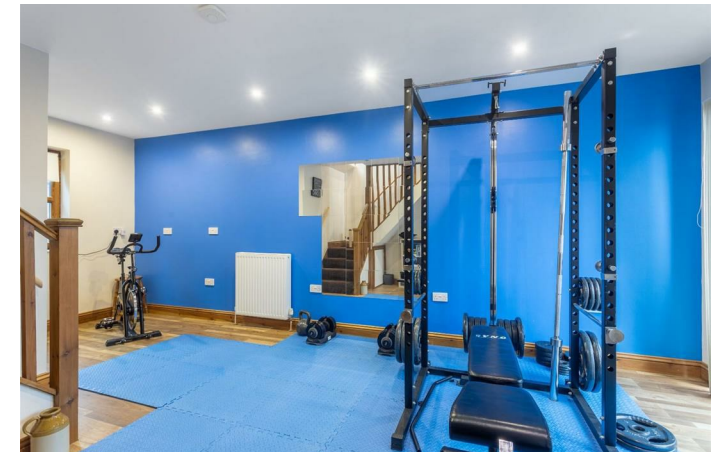
Externally, a gated driveway offers ample off-street parking and leads to a detached double garage with planning permission for conversion. The landscaped gardens include lawned areas, mature planting, vegetable beds, greenhouse, and outdoor entertaining space with pergola and hot tub.

Further benefits include solar panels, battery storage, and EV charging. Located in the popular village of Bellingham, with local amenities and excellent transport links to Hexham, Newcastle, and Carlisle.

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The internal accommodation comprises: a spacious entrance hall with stairs leading up to the first-floor landing, under-stairs storage, and a convenient ground-floor WC. To the left lies the first of two generous reception rooms – a welcoming dual-aspect main lounge featuring a multi-fuel stove. Sliding doors lead out to the rear garden, while French doors open into the garden room, overlooking the rear garden which contains another features multi fuel log burner. To the right of the hallway is a spacious farmhouse-style kitchen and full-size dining area, fitted with high-quality wall and base cabinetry providing ample storage. Sliding doors from the kitchen/diner lead out to the rear garden. Through the kitchen is a utility room with ample wall and base units and a second useful sink.

Adjoining the main accommodation is a self-contained annex, complete with its own private entrance, living area, wet room, and a large first-floor bedroom or studio space with built in wardrobes. The annex also includes a dedicated kitchen area (or the utility mentioned above) where an oven or hob could easily be installed, together with space for utility appliances if required.

The first-floor landing gives access to four well-proportioned double bedrooms, the principal bedroom benefiting from an en-suite shower room, while a well-appointed family bathroom serves the remaining rooms.

Externally, the property continues to impress. A gated driveway provides ample off-street parking for multiple vehicles and leads to a detached stone-built double garage which has benefited from planning permission to convert to a standalone two bedroom cottage. The beautifully landscaped gardens create a peaceful sanctuary, featuring lawned areas, mature planting, raised vegetable beds, a greenhouse, potting shed, and a variety of secluded seating areas. For those who love outdoor living, there is also an entertaining area, a hot tub beneath a pergola, and even a hen enclosure—perfect for embracing a self-sufficient lifestyle.

Modern eco-conscious upgrades include solar panels, Tesla Powerwall battery storage, and EV charging points, enhancing both efficiency and sustainability, enabling significantly lower running costs than would be expected for a house of this size.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	